

ST. CHARLES PARISH  
PLANNING BOARD OF COMMISSIONERS  
JULY 10, 2014  
7:00 P.M.

**CALL TO ORDER**  
**PLEDGE OF ALLEGIANCE**

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**TABLED CASES:**

**1 PZSPU-2014-07**

Requested by: Lloyd Bridges for a special permit to operate a religious institution (church) in an existing building in an R-1A(M) zoning district with a waiver from the required building setback and a reduction in the required number of parking stalls at 315 Canal Street, Boutte. Council District 7. **This request requires approval of the Planning Commission and Supporting Resolution from the Council. Forward to Council July 21, 2014 TABLED**

**8 PZSPU-2014-08**

Requested by: Roger Reedy for a special permit to operate a sheet metal shop at 134A 1<sup>st</sup> Street Boutte. Zoning District C-2. Council District 4. **This request requires Planning Commission approval only. APPROVED**

**13 PZO-2014-08**

Requested by: Councilman Paul Hogan, District IV for an ordinance to amend the Code of Ordinances Appendix A, Section XIV. Amendments and Petitions and Appendix A., Section XV. Amendment procedure, to modify the reporting and recommendation requirements of the Planning Commission. **This request requires a recommendation from the Planning Commission and approval by the Council. Forward to Council August 4, 2014. THE PLANNING COMMISSION RECOMMENDED DENIAL**

**15 PZO-2014-09**

Requested by: Councilwoman At Large Division A, Carolyn K. Schexnaydre for an ordinance to amend the St. Charles Parish Code of Ordinances, Appendix C. Subdivision Regulations, Section II, Subdivision Procedure, C. Minor Resubdivision, 1, to require approval of minor subdivision by the Parish Council. **This request requires a recommendation from the Planning Commission and approval by the Council. Forward to Council August 4, 2014. THE PLANNING COMMISSION RECOMMENDED DENIAL**

**PUBLIC HEARING:**

**29 PZS-2014-27**

Requested by: Twanda J. & Melvin I. White, III for survey plat and resubdivision of Lot 18 of the Victor Darensbourg Tract into lots herein designated as Lots 18A, 18B & 18C (500, 502 & 504 Adams St., Killona). Zoning District R-1A(M). Council District 1. **This request requires approval of the Planning Commission and Parish President. APPROVED**

**33 PZS-2014-28**

Requested by: Vickie & Richard Roubion for resubdivision of Lot 20A, Sq. 6, New Sarpy Subd. into Lots 20A-1 & 20A-2, (246 W. Easy St.), New Sarpy with waiver to the minimum lot size for proposed lot 20A-1. Zoning District R-1A. Council District 3. **This request requires approval of the Planning Commission and Supporting Resolution from the Council. Forward to Council July 21, 2014. THE PLANNING COMMISSION RECOMMENDED APPROVAL WITH WAIVER**

- 37 PZS-2014-30**  
Requested by: Ridgeland Properties, LLC for survey plat and resubdivision of a portion of Ridgeland Properties, LLC into lots herein designated as Lots 38, 39 & 40, Magnolia Ridge Ranchettes, Phase III (1011, 1031 and 1071 Magnolia Ridge Road) and the remainder of Ridgeland Properties, LLC situated in Section 11, T14S R20E (across from 1000, 1020, 1040, & 1070 Magnolia Ridge Rd, near Boutte, St. Charles Parish, LA. Zoning District OL. Council District 4. **This request requires approval of the Planning Commission and Parish President. APPROVED**
- 43 PZSPU-2014-06**  
Requested by: Three C's Property, Inc. for a special permit use for outdoor storage as an accessory use in a C-3 zoning district at 141 I-310 Service Road, St. Rose. Council District 5. **This request requires Planning Commission approval only. REQUEST TO TABLE. TABLED**
- 44 PZR-2014-07**  
Requested by: R.J. Boss Construction, LLC c/o Russell Bossier Jr. for a change in zoning classification from R-1A to R-1A(M) for an approximately 18,579 sq. ft. portion of Lot 2, Sq. 5, Village of Hahnville (129 Hahn St., Hahnville). Council District 1. **This request requires a recommendation from the Planning Commission and approval by the Council. Forward to Council August 4, 2014. THE PLANNING COMMISSION RECOMMENDED DENIAL**
- 49 PZR-2014-09**  
Requested by: Coastal Gulf & International for a change in zoning classification from R-1A to C-2 at 106 Gassen St., Luling (Lot 3 Blk. 2, Gassen Subd.) Council District 2. **This request requires a recommendation from the Planning Commission and approval by the Council. Forward to Council August 4, 2014. THE PLANNING COMMISSION RECOMMENDED APPROVAL**
- 55 PZR-2014-10**  
Requested by: Ron Keller for a change in zoning classification from R-1A to Open Land (OL) on approximately 11.8 acres of Property of Patsye V Keller Et Al at 165 Vernon's Lane, Ama. Council District 2. **This request requires a recommendation from the Planning Commission and approval by the Council. Forward to Council August 4, 2014. THE PLANNING COMMISSION RECOMMENDED APPROVAL**
- 59 PZR-2014-08**  
Requested by: AT&T Mobility for Hill Heights Country Club, Inc. for a change in zoning classification from C-2 to OL (Open Land) on a 20,000 square foot portion of Parcel A-1, Hill Heights Subd (312 Murray Hill Drive, Destrehan.) Council District 3. **This request requires a recommendation from the Planning Commission and approval by the Council. Forward to Council July 21, 2014 THE PLANNING COMMISSION RECOMMENDED APPROVAL**
- 70 PZSPU-2014-09**  
Requested by: AT&T Mobility for a special permit to place a 185 ft. monopole (cellular/communications tower) on a 20,000 square foot portion of Hill Heights Country Club at 312 Murray Hill Drive, Destrehan (Part of Parcel A-1, Hill Heights Subd.) Proposed Zoning Open Land (OL) Council District 3. **This request requires Planning Commission approval only. APPROVED**
- 98 PZO-2014-11**  
Requested by: Paul J. Hogan, PE, Councilman, District IV for an ordinance to amend the Code of Ordinances, Appendix A, Sec. VI.B.[IV.] R-1M.2.a. to provide that RV Parks shall require a supporting resolution of the Council. **This request requires a recommendation from the Planning Commission and approval by the Council. Forward to Council August 4, 2014. THE PLANNING COMMISSION RECOMMENDED DENIAL**

**99 PZO-2014-12**

Requested by: Paul J. Hogan, PE, Councilman, District IV for an ordinance to amend the Code of Ordinances, Appendix A, Sec. VI.C.[IV.] C-3., 1.c.Special permit uses to provide that approval of special permits for barrooms, night clubs, lounges and dancehalls shall require a supporting resolution of the Council. **This request requires a recommendation from the Planning Commission and approval by the Council. Forward to Council August 4, 2014. THE PLANNING COMMISSION RECOMMENDED DENIAL**

**100 PZO-2014-13**

Requested by: Paul J. Hogan, PE, Councilman, District IV for an ordinance to amend the Code of Ordinances, Appendix A, Sec. VI.D.[I.] M-1., 1.c.(5) and Section VI.D.[I.] M-1.1.c(7) to provide that approval of special use permits for tow yards, barrooms night clubs, lounges, and dancehalls shall require a supporting resolution of Council. **This request requires a recommendation from the Planning Commission and approval by the Council. Forward to Council August 4, 2014. THE PLANNING COMMISSION RECOMMENDED DENIAL**

**101 PZO-2014-14**

Requested by: Paul J. Hogan, PE, Councilman, District IV for an ordinance to amend the Code of Ordinances, Appendix A, St. Charles Parish Zoning Ordinance of 1981, Section VI. Zoning district criteria and regulations. B. Residential districts, [II.] R-1A(M) Single Family Residential Detached Conventional Homes, Manufactured Homes and Mobile Homes-Medium density., 3. Special Provisions, by amending c. and adding e. and f., for mobile home inspection and installation requirements for release of power and issuance of occupancy. **This request requires a recommendation from the Planning Commission and approval by the Council. Forward to Council August 4, 2014. THE PLANNING COMMISSION RECOMMENDED DENIAL**

**OLD BUSINESS**

**NEW BUSINESS**

**MINUTES – June 5, 2014 APPROVED**

**ADJOURN**